



File No: Proposal No : SIA/MH/INFRA2/555257/2025

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Date **05/07/2026**

To,

Mr Subhash Redekar
NAVBHARAT MEGA DEVELOPERS PRIVATE LIMITED
601, Halmark Busines Plaza, opp. Gurunanak Hospital, Bandra (East), MUMBAI SUBURBAN,
MAHARASHTRA, 400051
drppl_parivesh@adani.com

Subject:

Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/555257/2025 dated 16/10/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.

EC25B3813MH5882471N

(ii) File No.

Proposal No : SIA/MH/INFRA2/555257/2025

(iii) Clearance Type

Fresh EC

(iv) Category

B1

(v) Project/Activity Included Schedule No.

8(b) Townships/ Area Development Projects /
Rehabilitation Centres

(vii) Name of Project

Environmental clearance for Proposed Dharavi
Redevelopment Project for Rehab Tenements,
Amenities and Railway Operational Facilities
under Dharavi Redevelopment Project on Matunga
Railway Land situated at Dharavi Division,
Mumbai on C.S. No. 2 (PT), 3 (PT) and 4 (PT) of
Dharavi in G/North Ward, Matunga, Mumbai. M/s.
Nav Bharat Mega Developers Pvt Ltd

(viii) Name of Company/Organization

NAVBHARAT MEGA DEVELOPERS PRIVATE
LIMITED

(ix) Location of Project (District, State)

MUMBAI, MAHARASHTRA

(x) Issuing Authority

SEIAA

(xi) Applicability of General Conditions as per
EIA Notification, 2006

No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Subhash Redekar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data /

information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in

2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions																				
1.1	<table><tr><th>Sr. No.</th><th>Conditions</th></tr><tr><td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td></tr><tr><td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td></tr><tr><td>3.</td><td>PP to obtain revised (i) CFO NOC, (ii) SWD NOC (iii) Sewer NOC (iv) Water NOC (v) Tree NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.</td></tr><tr><td>4.</td><td>PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.</td></tr><tr><td>5.</td><td>PP to obtain nalla remarks; PP to preserve the nalla passing through the plot and plant thick plantation/vegetation of native species having minimum width of 3 meters all along both sides of nalla.</td></tr><tr><td>6.</td><td>PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the Hon'ble High Court W. P. No. 3727 Of 2025. PP to carry out all compensatory plantation on site.</td></tr><tr><td>7.</td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td></tr><tr><td>8.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.</td></tr><tr><td>9.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td></tr></table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	3.	PP to obtain revised (i) CFO NOC, (ii) SWD NOC (iii) Sewer NOC (iv) Water NOC (v) Tree NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.	4.	PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.	5.	PP to obtain nalla remarks; PP to preserve the nalla passing through the plot and plant thick plantation/vegetation of native species having minimum width of 3 meters all along both sides of nalla.	6.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the Hon'ble High Court W. P. No. 3727 Of 2025. PP to carry out all compensatory plantation on site.	7.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP	8.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.	9.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
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Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Environmental clearance for Proposed Dharavi Redevelopment Project for Rehab Tenements, Amenities and Railway Operational Facilities under Dharavi Redevelopment Project on Matunga Railway Land situated at Dharavi Division, Mumbai on C.S. No. 2 (PT), 3 (PT) and 4 (PT) of Dharavi in G/North Ward, Matunga, Mumbai. M/s. Nav Bharat Mega Developers Pvt Ltd	
b.	Latitude and Longitude of the project site	19.02654194323463,72.84678613164725 19.03802857401163,72.85304364775433	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	2.5174
		Forest Land (B)	0
		Total Land (A+B)	2.5174
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	YES	
f.	Project Cost (in lacs)	533200	
g.	EMP Cost (in lacs)	23958.5	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total built-up area	Product	135433.01	814094.42	949527.43	sq. m.	NA
FSI Area	Product	71107.03	516357.84	587464.87	sq. m.	NA
Non-FSI Area	Product	64325.71	297736.85	362062.56	sq. m.	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/555257/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Nav Bharat Mega Developers Pvt Ltd
C.S. No. 2 (PT), 3 (PT) and 4 (PT) of Dharavi
in G/North Ward, Matunga, Mumbai.

Subject : Environmental clearance for Proposed Dharavi Redevelopment Project for Rehab Tenements, Amenities and Railway Operational Facilities under Dharavi Redevelopment Project on Matunga Railway Land situated at Dharavi Division, Mumbai on C.S. No. 2 (PT), 3 (PT) and 4 (PT) of Dharavi in G/North Ward, Matunga, Mumbai. M/s. Nav Bharat Mega Developers Pvt Ltd (Compliance)

Reference : Application no. SIA/MH/INFRA2/555257/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 264th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 343rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th June, 2026.

2. Brief Information of the project submitted by you is as below: -

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/555257/2025	
2	Name of Project	Environment Clearance Proposed Dharavi Redevelopment Project For Rehab Tenements, Amenities & Railway Operational Facilities Under Dharavi Redevelopment Scheme At Matunga Railway Land Situated At Dharavi Division, Mumbai, Maharashtra – 400 019	
3	Project category	Schedule – 8 (B); Category B1 as per the EIA Notification, 2006 & its subsequent amendments till date.	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Subhas Redekar
		Registered Office Address	601, Halmark Business Plaza Opp. Guru Nanak Hospital Bandra (East) Mumbai Mumbai, Maharashtra

		Contact Number					
		e-mail	drppl_parivesh@adani.com				
6	Consultant	M/s. Fine Envirotech Engineers 102, Hiren Industrial Estate, Mogul Lane, Mahim West, Mumbai – 16, Maharashtra. Phone: 022-24445837 Email: druskul@gmail.com					
7	Applied for	Expansion					
8	Location of the project	C.S. No. 2 (PT), 3 (PT) and 4 (PT) of Dharavi in G/North Ward, Matunga, Mumbai					
9	Latitude and Longitude	19° 1'59.94"N; 72°50'57.05"E					
10	Plot Area (sq. m)	1,29,643.69					
11	Deductions	15,479.99					
12	Net Plot area	1,04,310.79					
13	Ground Coverage (m2) & %	47,970.55					
14	FSI Area (sq. m)	5,87,464.87					
15	Non-FSI (sq. m)	3,62,062.56					
16	Proposed built-up area (FSI + Non FSI) (sq. m)	9,49,527.43					
17	FSI area (m2) approved by Planning Authority till date						
18	Earlier EC details with Total Construction area, if any.	Earlier Environmental Clearance Dated: 12/11/2024 EC Identification No: EC24C3803MH5186065N File No: SIA/MH/INFRA2/466144/2024 EC Granted for Total plot area -25,174.35 sq.mt. FSI area – 72,549.02 sq.mt. Non FSI area – 64,325.71 sq.mt. Total (FSI + Non FSI) – 1, 36,874.73 sq.mt.					
19	Construction completed as per earlier EC (FSI + Non FSI)	7,397.42 sq. m					
20	Previous EC /Existing Buildings			Proposed Configuration			Remarks
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Plot A			Plot A			
	Tower 1	Ground +1st to 6th Podium + 7th (Podium Top) + 8th to 17th Floor	54.95	Tower 1	Ground +1st to 6th Podium + 7th (Podium Top) + 8th to 17th Floor	54.95	No change As per earlier EC
	Tower 2	Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	108.45	Tower 2	Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	108.45	

	Tower 3	Ground + 1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 36 th Floor	111.35		Tower 3	Ground + 1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 36 th Floor	111.35	
	Tower 4	Ground + 1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 37 th Floor	111.35		Tower 4	Ground + 1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 37 th Floor	111.35	
	Amenity /Office Bldg.	Ground + 1 st to 9 th Floor	36.00		Amenity /Office Bldg.	Ground + 1 st to 9 th Floor	36.00	
	Club House Institute Bldg.	Ground + 1 st to 4 th Floor	23.70		Club House Institute Bldg.	Ground + 1 st to 4 th Floor	23.70	
	Dog Kenel	Ground Floor	5.20		Dog Kenel	Ground Floor	5.20	
KVA	No. of Buildings and Configuration	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	--
		NA	NA	NA	Plot B			
		NA	NA	NA	Tower 1	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65	Proposed Bldgs.
		NA	NA	NA	Tower 2	2 Basement + Ground Comm. + 1st To 39 th Residential. Flrs	119.65	
		NA	NA	NA	Tower 3	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65	
		NA	NA	NA	Tower 4	2 Basement + Ground (Commercial)	119.65	

					+1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs		
		NA	NA	NA	Tower 5	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.6 5
		NA	NA	NA	Tower 6	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.6 5
		NA	NA	NA	Tower 7	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.6 5
		NA	NA	NA	Tower 8	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.6 5
		NA	NA	NA	Tower 9	2 Basement + Ground (Commercial) +1 st Floor (Commercial)	119.6 5

						+ 2 nd floor Podium + 3 rd to 39 th Residential Flrs		
		NA	NA	NA	Tower 10	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.6 5	
						Plot C		
		NA	NA	NA	Proposed Industrial Shed (Wing 1)	2 Basement 1 +Gr Comm. + 1st Flr To 4h Comm.	21.90	Proposed Bldgs.
		NA	NA	NA	Proposed Industrial Shed (Wing 2)	2 Basement 1 +Gr Comm. + 1st Flr To 4h Comm.	21.90	
		NA	NA	NA	School & Neighbourho od Centre	3 Basement +GR Comm. + 1 ST FLR TO 10th Comm	45.00	
		NA	NA	NA	Police Station and Post Office/Other Amenities	Gr + 1 st FLR to 2 nd FLR	13.05	

21	No. of Tenements & Shops	Sub Plot A Residential Tenements (Tower 1 to 4) - 812 nos. Commercial (14,964.58 sq.mt.), Hostel (10 no.) Health Unit (1 no.) Gymnasium (1 no.), Multi-purpose hall (1 no.), Badminton court (1 no.), Banquet Hall (1 no.) Welfare Institute (1 no.) Sub Plot B Residential Tenements (Tower 1 to 11) – 10,676 nos. Commercial (1,04,313.97 sq.mt) Amenities - Balwadi (11 nos.), Welfare Hall (11 nos.), Library (11 nos.), Health care (11 nos.), Community Hall (11 nos.), Society Offices (11 nos.) Sub Plot C Industrial Shed (2 nos.) School – 1 no. Police Office – 1 no. Post Office- 1 no.		
22	Total Population	Sub Plot A: 5,260 Nos. Sub Plot B: 56,977 Nos. Sub Plot C: 4,828 nos. School: 2,617 nos. Police Station: 114 nos. Total: 69,796 nos.		
23	Total Water Requirements KLD	Dry Season: Total Water Requirement - 8,577 KLD Fresh Water – 5,562 KLD Recycled Water (Flushing)- 2,895 KLD Recycled Water (Gardening)- 120 KLD		
24	Under Ground Tank (UGT) location	Below ground		
25	Source of water	BMC		
26	Sewage Generation & % of sewage discharge in sewer line	Sewage Generation: 7,332 KLD		
27	STP Capacity & Technology	STP Capacity : centralized STP by BMC		
28	STP Location	Ground Open to Sky		
29	Solid Waste Management during Construction Phase	Type	Quantity (TPA)	Treatment / disposal
		Dry Waste	200 kg/day	Handed over to authorised agency
		Wet Waste	150 kg/day	Handed over to authorised agency

		Constructi on Waste	10,000 cum	Excavated material shall be partly reused on site for backfilling and remaining shall be disposed to authorised landfill site as per NOC.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Name of the waste	Quantity (kg/day)	Mode of disposal	
		Biodegradable	10915	Process in OWC	
		Non-Biodegradable	16378	To Authorized recycler	
31	RG area	RG required – 15,646.62 sq.mt.			
		RG provided on Mother earth- 15,820.71 sq.mt.			
		Total – 15,820.71 sq.mt.			
		Existing trees on plot: 2,681 nos.			
		Number of trees to be cut: 1,074 nos. (As per Tree Noc Acknowledgement)			
		Number of trees to be transplanted: 762 nos.			
		Number of trees to be retained: 845 No			
32		Number of trees to be planted: a) In RG area:--- nos. b) In Miyawaki Plantation (with area-791 sq. m): 2,373 Total Nos. of trees after development: 23,349 nos.			
33	Power requirement	During Operation Phase: Connected Load : 63,102 kW Maximum Demand : 33,657 kW Power Supply Source: Adani			
34	Energy Efficiency	a) Total Energy saving : 20.17 % b) Solar energy : 5.0%			
35	D.G. set capacity	14 DG sets of capacity 725 kVA each 2 DG set of capacity 750 kVA and 1 DG set of capacity 63 kVA			
36	No. of 4-W & 2-W Parking with 25% EV	Total Parking – nos 4-W Parking – 2776 nos. 2-W Parking -873 nos.			
37	No. & capacity of Rain water harvesting tanks /Pits	1397 cum			
38	Project Cost in (Cr.)	INR 4,748.08 Crores			
39	EMP Cost	Construction Phase: Capital Cost: 3501 Lakhs Operation & Management Cost: 234 Lakh /annum Operation Phase: Capital Cost: 5360.5 Lakhs Operation & Management Cost: 862.05Lakh /annum			
40	CER Details	CER will be part of EMP as per the OM dated 30.9.2020 vide F. No- 22-65/2017.IA.III.			

41	Details of Court Cases/ litigations w.r.t the project and project location, if any.	Not applicable
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2. The comparative statement as per earlier EC and proposed changes as submitted by PP is as below,

Sr. No.	Description	As per EC issued dt. 12.11.2024 Plot A	Proposed expansion	Remarks
1	Total Plot Area (sq. mt.)	25,174.35	1,29,643.69	Increase in plot area
2	Net plot area (sq. mt.)	25,174.35	1,04,310.79	Increase in net plot area
3	FSI area (sq. mt.)	71,107.30	5,87,464.87	Increase in FSI area
4	Non FSI area(sq. mt.)	64,325.71	3,62,062.56	Increase in Non FSI area
5	Total construction area (sq. mt.)	1,35,433.01	9,49,527.43	Increase in total construction area
6	Ground coverage Area (sq. mt.)	9564.60	47,970.55	As per planning
7	Project cost	INR 583.92 cr.	INR 4748.08	Increase in project cost
8	Buildings Configuration	Plot A	Plot A	No change
		Tower 1:Ground +1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 17 th Floor	Tower 1:Ground +1 st to 6 th Podium + 7 th (Podium Top) + 8 th to 17 th Floor	
		Tower 2: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	Tower 2: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	
		Tower 3: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	Tower 3: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 36 th Floor	
		Tower 4: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 37 th Floor	Tower 4: Ground + 1 st to 6 th Podium +7 th (Podium Top) + 8 th to 37 th Floor	
		Amenity /Office Bldg.: Ground +1 st to 9 th Floor	Amenity /Office Bldg.: Ground +1 st to 9 th Floor	

		Club House Institute Bldg.: Ground +1 st to 4 th Floor		Club House Institute Bldg.: Ground +1 st to 4 th Floor				
		Dog Kenel: Ground Floor		Dog Kenel: Ground Floor				
8	No. of Buildings and Configuration	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration	Hei ght (m)	--
		Plot B						
		NA	NA	NA	Tower 1	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd 3 rd & 4 th Podium + 5 to 39 th Residential Flrs	119.75	Proposed Bldgs.
		NA	NA	NA	Tower 2	2 Basement +Ground Comm. + 1st To 39 th Residential. Flrs	119.65	
		NA	NA	NA	Tower 3	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65	
		NA	NA	NA	Tower 4	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65	
NA	NA	NA	Tower 5	2 Basement + Ground (Commercial) +1 st Floor (Commercial) + 2 nd floor	119.65			

					Podium + 3 rd to 39 th Residential Flrs		
		NA	NA	NA	Tower 6	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65
		NA	NA	NA	Tower 7	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65
		NA	NA	NA	Tower 8	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd floor Podium + 3 rd to 39 th Residential Flrs	119.65
		NA	NA	NA	Tower 9	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd 3 rd & 4 th Podium + 5 to 39 th Residential Flrs	119.65
		NA	NA	NA	Tower 10	2 Basement + Ground (Commercial) + 1 st Floor (Commercial) + 2 nd 3 rd & 4 th Podium + 5 to 39 th	119.65

					Residential Flrs		
				Plot C			
	NA	NA	NA	Proposed Industrial Shed (Wing 1)	2 Basement 1 +Gr + 1st To 4 th Flr	21.90	Proposed Bldgs.
	NA	NA	NA	Proposed Industrial Shed (Wing 2)	2 Basement 1 +Gr + 1st To 4 th Flr	21.90	
	NA	NA	NA	School & Neighbourhood Centre	3 Basement +GR. +1 ST flr TO 10 th	45.00	
	NA	NA	NA	Police Station and Post Office/Other Amenities	Gr + 1 st FLR to 2 nd FLR	13.05	
9	Total Tenements	Tenements – 815 nos		A) Sub Plot A - Residential Tenements (Tower 1 to 4) - 812 nos. - Commercial (14,964.58 sq.mt.), - Hostel (10 no.) - Health Unit (1 no.) - Gymnasium (1 no.), - Multi-purpose hall (1 no.), - Badminton court (1 no.), - Banquet Hall (1 no.) - Welfare Institute (1 no.) Sub Plot B Residential Tenements (Tower 1 to 10) – 10,676 nos. Commercial (1,04,313.97 sq.mt) Amenities - Balwadi (10 nos.), Welfare Hall (10 nos.), Library (10		Tenements as per planning	

			nos.), Health care (10 nos.), Community Hall (10 nos.), Society Offices (10 nos.) Sub Plot C Industrial Shed (2 nos.) School – 1 no. Police Office – 1 no. Post Office- 1 no.	
10	Total population	5,260 nos.	69,796 nos.	Increase in population as per addition of tenements as per planning
Sr. No.	Description	As per EC issued dt.12.11.2024 Plot A	Seeking Expansion in EC	Remarks
11	Total water requirement	701 KLD	8,577 KLD	Increase in total water requirement
12	Total sewage generation	589 KLD	7332 KLD	Increase in sewage generation
13	STP capacity	648 KLD STP	648 KLD + centralized STP by MCGM	Sewage generated from proposed buildings on sub plot B, C, school & neighborhood center and Post Office/Other Amenities will be connected to CSTP – BMC, Dharavi
14	Total solid waste	Dry Waste: 1,243 kg/day Wet Waste: 825 kg/day	Dry Waste: 16,378 kg/day Wet Waste: 10,915 kg/day	Increase in Environmental parameters as per planning
15	RWH	Rain Water Harvesting Tank Capacity – 240 KLD	Rain Water Harvesting Tank Capacity 1,396 KLD	
16	RG area	RG Provided: 3,864.10 sq.mt	RG Provided: 15,820.71 sq. m	
17	Power requirement	Connected Load: 8,158 kW Demand Load: 4,224 kW	Connected Load : 63,102 kW Maximum Demand : 33,657 kW	

18	DG sets	2 x 725 kVA	1 x 63 kVA 14 X 725 KVA 2 x 750 KVA	
19	Parking provision	4 Wheelers – 745 nos. 2 Wheelers - 386 nos	Total Parking – nos 4-W Parking – 2761 nos. 2-W Parking - 475 nos.	As per planning
20	EMP Cost	b) Operation Phase 1. Capital Cost: 5186.66 Lakhs (DMP) 2. O & M Cost: 116.09 Lakhs	b) Operation Phase 1. Capital Cost: 5360.50Lakhs 2. O & M Cost: 862.05 Lakhs	Increase in EMP cost due to proposed expansion

3. PP submitted that, they have obtained earlier EC vide No. EC24C3803MH5186065N dated. 12.11.2024 for Total plot area -25,174.35 sq.mt. FSI area 72,549.02 sq.mt. Non FSI area – 64,325.71 sq.mt. Total (FSI + Non FSI) – 1, 36,874.73 sq.mt. Proposal has been considered by SEIAA in its 343rd meeting held on 11th June, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

- PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
- PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
- PP to obtain revised (i) CFO NOC, (ii) SWD NOC (iii) Sewer NOC (iv) Water NOC (v) Tree NOC. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.
- PP to obtain Certified Compliance Report from Integrated Regional Office, of MoEF&CC Nagpur.
- PP to obtain nalla remarks; PP to preserve the nalla passing through the plot and plant thick plantation/vegetation of native species having minimum width of 3 meters all along both sides of nalla.
- PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the Hon'ble High Court W. P. No. 3727 Of 2025. PP to carry out all compensatory plantation on site.
- PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
- PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public

gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.

9. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
10. PP to complete tree plantation within the site during construction phase.
11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 15,646.62 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding for buildings on Plot C as PP has not obtained CFO NOC.
3. This EC is restricted height for Tower B-2 to 117.90m as per CFO NOC dated 28.01.2026.
4. Occupation certificate shall be issued only after availability of sustainable water supply.
5. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
8. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning authority and MPCB to ensure the compliance of the same.
9. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
10. SEIAA decided to grant EC for-FSI-4,86,243.05 m², Non FSI- 4, 24,872. 27 m², total BUA-9,11,115.32 m². (Plan approval No- Sub Plot A: Letter No.: SRA/DRP/ENG/F. No. 500-IV/985/2024, Sub Plot B: Letter No. SRA/DRP/ENG/0003/GN/RAILWAYS/AP dtd 02.01.2026) (FSI, Non FSI and TBUA restricted as per approval)

General Conditions:

a) Construction Phase: -

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the

website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
12. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
13. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

14. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
15. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
16. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
17. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai
6. Municipal Commissioner, Municipal Corporation of Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.